AMENDMENT 23

to the

OFFICIAL PLAN (1988)

of the

REGIONAL MUNICIPALITY OF OTTAWA-CARLETON

92-00034/

THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON

BY-LAW NO. 55 OF 1991

A By-law to adopt Amendment 23 to the Official Plan of the Regional Municipality of Ottawa-Carleton

The Council of the Regional Municipality of Ottawa-Carleton, pursuant to Sections 17 and 21 of The Planning Act, 1983, enacts as follows:

1. Amendment 23 to the Official Plan of the Regional Municipality of Ottawa-Carleton, consisting of an explanatory text, is hereby adopted.

2. The Clerk shall apply to the Minister of Municipal Affairs for the approval of the said Amendment 23.

3. This By-law shall come into force and take effect on the day of its final passing.

ENACTED and passed this 27 day of March, 1991.

CLERK

ACTING CHAIRMAN

OTTAWA-CARLETON RECEIVED APR 12 1991 PLANNING DEPARTMENT

CERTIFIED A TRUE COPY

DEPUTY CLERK

The Regional Municipality of Ottawa-Carleton

AMENDMENT 23

OFFICIAL PLAN (1988) OF THE
REGIONAL MUNICIPALITY OF OTTAWA-CARLETON

PURPOSE

Amendment 23 removes the "at no cost" policy from the Official Plan. Policies 9 and 11 of Section 2.2 are deleted accordingly. In addition, phasing policies are introduced in Section 10.1.2 to ensure that piped services are extended to the South Urban Centre before servicing of former "at no cost" areas.

BASIS

During Planning Committee and Council consideration of the draft Official Plan, subsequently adopted by Regional Council on 13 July 1988, specific areas were designated for urban development provided that major regional infrastructure would not be paid for by Council. Amendment 1 to the Plan applied the same policy to urban land added to the East Urban Centre. Subsequently, the Minister of Municipal Affairs modified the Plan to apply the same principle to the Village of Richmond. Policies 9 and 11 of Section 2.2 state:

"9. Council shall not incur costs for the construction of water mains, sewers, roads, or transitways relating to development in Leitrim, or in Part Lot 22, Concession IX, X, and XI, and Part Lot 26, Concession XII, Township of Goulbourn (Stittsville), or in the East Urban Centre Expansion Area designated on Schedule B to this Plan.

"11. Council shall not incur costs for the construction of watermains, sewers or roads relating to development in Richmond in excess of 1800 dwelling units."

Since adoption of the "at no cost" policy, the province passed the Development Charges Act. This has complicated implementation of the "at no cost" policy, which even in the absence of the Act would be complex and costly to administer. In view of this, the "at no cost" policy is to be removed from the Official Plan. The

fairest and most equitable method of distributing costs is to define an urban area and spread the costs of providing infrastructure to the whole of that urban area over all the development in the urban area.

THE AMENDMENT

1. Policies 9 and 11 of Section 2.2 are hereby deleted.

2. Section 10.1.2., Policies for Water Supply and Sewage Treatment, is hereby amended by renumbering Policy 1 as Policy 1a) and adding sub-policies b) and c) as follows:

   b) Council will substantially complete (i.e., most of the work will be constructed or under construction) the West Rideau Collector Sewer Phase 3 and Phase 4A and the Rideau River Crossing, before providing net financing requirements for the extension of trunk sewers and watermains needed to service development in, the balance of the South Urban Centre, the East Urban Expansion Area (ROPA 1), the Leitrim Urban Area, the Stittsville urban expansion area (Part Lot 22, Cons. IX, X and XI, and Part Lot 26, Con. XII) and development in Richmond in excess of 1,800 dwelling units.

   c) Council may permit services to be installed in advance of the Regional Capital Infrastructure Program at the developer's cost provided that: (i) the land to be serviced is within the urban area, as defined by the Region from time to time on Schedules A and B, or within the serviced Village of Richmond as designated on Schedule A; (ii) Council is satisfied that the early servicing proposal is consistent with the policies of the Regional Official Plan; (iii) such early servicing does not conflict with the priority or timing of any infrastructure project as contained in the Region's Capital Budget; and (iv) such early servicing does not commit or obligate the Region to the timing of any repayment or any refund financing scheme or to any repayment unless agreed to by Council.